

Submitted: September 17, 2015  
Approved: September 17, 2015

**MINUTES OF THE ROCKVILLE  
HISTORIC DISTRICT COMMISSION  
MEETING NO. 08-2015  
Thursday, August 20, 2015**

The City of Rockville Historic District Commission convened  
in the Mayor and Council Chambers on  
August 20, 2015 at 7:00 p.m.

**PRESENT**

Rob Achtmeyer  
Craig Moloney  
Anita Neal-Powell  
Jessica Reynolds

**Present:** Jim Wasilak, Chief of Planning  
Sheila Bashiri, Preservation Planner

**I. AGENDA REVIEW WORKSESSION (Black Eyed Susan Conference Room)**

There were no decisions made during the Work Session.

**II. HDC CHAIRMAN ELECTION**

Commissioner Achtmeyer informed every one of the election of a chair and the current openings on the Historic District Commission for one Commissioner and one alternate.

*Commissioner Reynolds moved, seconded by Commissioner Moloney, to nominate Rob Achtmeyer as Chair of the Historic District Commission. The motion passed 4-0.*

**III. COMMITTEE / ORGANIZATION REPORTS**

- A. Peerless Rockville - Peerless Rockville Staff
- B. Lincoln Park Historical Foundation - Anita Neal Powell
- C. Public Comments/Open Forum
- D. HDC and Staff Comments

### **III. CONSENT AGENDA**

#### **A. APPROVAL OF MINUTES: July 16, 2015**

#### **B. HDC2016-00755, Andrew Sellman of 411 W. Montgomery Avenue, to install soffit venting on sides of the house.**

Commissioner Moloney asked if staff had received any feedback from the applicant of HDC2016-00755. He said he would like more clarity on the follow-up and that either option was approvable.

*Commissioner Moloney moved, seconded by Commissioner Reynolds, to approve the Consent Agenda. The motion passed 4-0.*

### **IV. TAX CREDIT APPLICATION**

**TAX CREDIT HDC2015-00737, Mark Navin of 710 W. Montgomery Avenue for a Historic Tax Credit Application.**

Sheila Bashiri stated that none of the work was approved before it was done, and therefore she has recommended denial of the application. The work that was completed included reconstruction and painting of an existing shed, painting of the shed roof, replacement of the stockade fence and the removal of a dead tree. Ms. Bashiri said the tree would have been eligible because work would have been considered routine maintenance but the Forestry department did not have a chance to look at it. The shed roof would have also been considered routine maintenance.

Mark Navin, owner of the property provided an overview of the property. He said he moved into the property also known as "Mrs. Ricketts Cottage" in 2005. He has requested a retroactive approval and approval of his tax credit application. Mr. Navin also answered questions from the HDC.

*Commissioner Reynolds moved, seconded by Commissioner Neal-Powell, to postpone Tax Credit HDC2016-00737 so that the application and tax credit would be considered at a later date. A new retroactive Certificate of Approval application will be submitted for the HDC's review and approval. The motion passed 4-0.*

### **V. CERTIFICATES OF APPROVAL**

#### **A. HDC2015-00749, SinanWolf-Gazo of 419 Reading Avenue, for a Certificate of Approval to replace the entire asphalt shingle roof and install solar panels on rear of the house.**

Ms. Bashiri presented her staff report and recommended approval, based on Secretary of Interior's Standards #6 and #9.

Sinan Wolf-Gazo, owner of the property said that he was available to answer any questions from the HDC.

*Commissioner Moloney moved, seconded by Commissioner Neal-Powell, to approve HDC2015-00749. The motion passed 4-0.*

- B. HDC2016-0753,** Colossal Contractors, to replace existing accessible ramp with new ramp at 101 Fleet Street.

Sheila Bashiri presented her staff report, using the Secretary of Interior's Standard #9 for the recommendation and answered questions from the HDC.

Carlos Travares answered questions from the HDC, who questioned whether a design similar to the recently removed ramp would be more appropriate..

*Commissioner Moloney moved, seconded by Commissioner Neal-Powell, to postpone HDC2015-00753 until the next HDC meeting when the applicant will present a revised design of the ramp. The motion passed 4-0.*

- C. HDC2016-00754,** Colossal Contractors, to install new accessible ramp at 103 Fleet Street.

Sheila Bashiri presented her staff report, using the Secretary of Interior's Standard #9 for the recommendation and answered questions from the HDC.

Carlos Travares answered additional questions from the HDC, who questioned whether the proposed landing could be removed, with the porch to be used as the landing.

*Commissioner Moloney moved, seconded by Commissioner Neal-Powell, to postpone HDC2015-00754 until the next HDC meeting when the applicant will present a revised design of the ramp. The motion passed 4-0.*

## **VI. COURTESY REVIEW**

- A. HDC2015-00750,** City of Rockville, F. Scott Fitzgerald Theatre at the Rockville Civic Center, 603 Edmonston Drive, to construct a new ADA parking lot for the Theatre and Social Hall.

Sheila Bashiri presented her staff report and answered questions from the HDC.

Seth Darlington from Wallace Montgomery, designer of the project, answered questions about the retention facility landscape infiltration that treats the water from the parking lots. He also stated the current ADA spaces on the lot are not ADA compliant.

The applicant will return at the next HDC meeting in October with a Certificate of Approval application for the proposed project.

## **VII. DISCUSSION**

- A. Update on Draft Historic Preservation Text Amendment** – Ms. Bashiri stated she would provide the draft for review and discussion during the October meeting.

- B. Update on Map Amendment for 17 Martins Lane** – Jim Wasilak stated that this item will go to the Mayor and Council for a public hearing on September 21<sup>st</sup>.
- C. Update on HDC meeting with Twinbrook Citizens Association** – HDC and staff shared their observations of the meeting with the Twinbrook Citizens Association.

Commissioner Achtmeyer asked staff if any follow-up related to the architect of 5 Choke Cherry Road would take place.

Discussion continued on the previous ramp items and Ms. Bashiri recommended placing them on the Consent Agenda in September.

## **VII. ADJOURN**

There being no further business to come before the Commission, Chair Hansen adjourned the meeting at 9:08 p.m.

Respectfully Submitted

Sandra Y. Driver, Commission Secretary